

051.A

0003

0016.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

768,300 / 768,300

USE VALUE:

768,300 / 768,300

ASSESSED:

768,300 / 768,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
86		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:	C16
Owner 1: BROCKMAN ADAM/JENNIFER		
Owner 2:		
Owner 3:		
Street 1: 86 SUMMER ST #C16		
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

**PREVIOUS OWNER**

Owner 1: MICHELON RICHARD P -
Owner 2: MICHELON BRENDA M -
Street 1: 86 SUMMER ST #C16
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2587 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

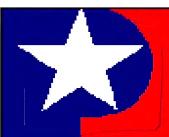
PROPERTY FACTORS
Item Code Description %
Z R6 APTS LOW 100
o
n
Census:
Flood Haz:
D
s
t

water
Sewer
Electri
Exempt
Topo
Street
Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
102 Condo 0 Sq. Ft. No Land 0 0. 0.00 6065
Total AC/Ha: 0.00000
Total SF/SM: 0
Parcel LUC: 102 Condo Prime NB Desc CONDO
Total: Spl Credit Total:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	768,300			768,300		230639
							GIS Ref
							GIS Ref
							Insp Date
							05/07/18



**Patriot Properties Inc.**  
USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 19:16:52
PRINT
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
05/07/18 13:31:10
LAST REV
danam
14571
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	768,300	0	.	.	768,300		Year end	12/23/2021
2021	102	FV	754,900	0	.	.	754,900		Year End Roll	12/10/2020
2020	102	FV	741,300	0	.	.	741,300	741,300	Year End Roll	12/18/2019
2019	102	FV	723,400	0	.	.	723,400	723,400	Year End Roll	1/3/2019
2018	102	FV	658,100	0	.	.	658,100	658,100	Year End Roll	12/20/2017
2017	102	FV	590,000	0	.	.	590,000	590,000	Year End Roll	1/3/2017
2016	102	FV	590,000	0	.	.	590,000	590,000	Year End	1/4/2016
2015	102	FV	565,300	0	.	.	565,300	565,300	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MICHELON RICHAR	42797-11		5/14/2004		493,000	No	No		
MODERN CONTINEN	33318-176		7/25/2001		429,900	No	No	4	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2018	Measured							DGM D Mann
2/5/2002	Inspected							PM Peter M

**ACTIVITY INFORMATION**

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 8 - Condo TnHs.				Full Bath: 2	Rating: Very Good											Undisplayed Areas: GLA: 2587 WDK: 282					
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir: N - NONE				Frl: 1	Rating: Very Good			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 2001	Eff Yr Blt:			Location: I - Interior				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict:	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 4	BRs: 2	Baths: 2	HB 1									
Const Mod:				% Own: 4.929999828																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD				Phys Cond: VG - Very Good	5.4 %																
Prim Int Wal	1 - Drywall			Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors:		%		Total:	5.4 %																
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ: 250.00																	
Bsmnt Gar: 1				Size Adj.: 0.73192888																	
Electric: 3 - Typical				Const Adj.: 1.04989493																	
Insulation: 3 - Typical				Adj \$ / SQ: 192.112																	
Int vs Ext: S				Other Features: 68140																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.29999995																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 812184																	
% Com Wal	% Sprinkled: 100			Depreciation: 43858																	
				Depreciated Total: 768326																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 051.A-0003-0016.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:				Total Special Features:				Total:												